



Ipplepen

7x  3x 

ENERGY RATING
D59 C75

- Video Walk-through Available
- 5 Bedroom Main Residence
- 2 Bedroom Annexe
- 3 Bath/Shower Rooms
- 3 Reception Rooms
- Ample Off Road Parking & Garage
- Generous Rear Garden
- Village Location
- Unusual Opportunity
- Much Potential

Guide Price:
£375,000
FREEHOLD



2 & 2a Bowden Road, Ipplepen, Newton Abbot, Devon, TQ12 5QT

A substantial detached property located in a popular residential area within the highly desirable village of Ipplepen. Currently arranged as two self-contained apartments with a two bedroom apartment on the ground floor and a five bedroom apartment on the first floor, this versatile home will appeal to a wide range of buyers including: families looking for a home with annexe for an elderly relative or teenagers looking for their own space, home and income with an investment for letting/Airbnb or home and office/salon subject to any necessary planning requirements, along with conversion back to one large family home. Outside there is ample driveway parking, garage and gardens. Internal viewings are recommended to appreciate the unusual, spacious and versatile accommodation on offer.

Ipplepen offers a wide range of amenities including a small supermarket, post office, medical centre, public house / restaurant, sports facilities, primary school and two churches, all of which are within walking distance of the cottage. There are a wide range of clubs and social events to take part in. The village is situated partway between the towns of Newton Abbot and Totnes, both of which offer a wide range of amenities and can be accessed via a timetabled bus service from the village.

The Accommodation:

Ground Floor Flat

A uPVC part-obscure glazed entrance door with side panel leads to the entrance porch with door to the hallway leading into a dining room with sliding patio doors to garden. The lounge has a window to front and the kitchen has a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven and hob, space for fridge/freezer, wall mounted gas boiler and window to rear. Off the dining room, there is in a hallway with storage cupboard. Bedrooms one and two both have windows to front, and the bathroom has a suite comprising panelled bath with mixer tap and shower attachment, low-level WC, pedestal wash basin and window.

First Floor Flat

A uPVC part obscure-glazed entrance door with side panel leads to the entrance porch with storage areas off and access to a utility/cloakroom/WC with low-level WC, wash basin, plumbing for washing machine, window and door leading to outside. On the first floor, the landing has a window to the side enjoying views towards the moor, storage cupboard and cloakroom/WC with low-level WC and

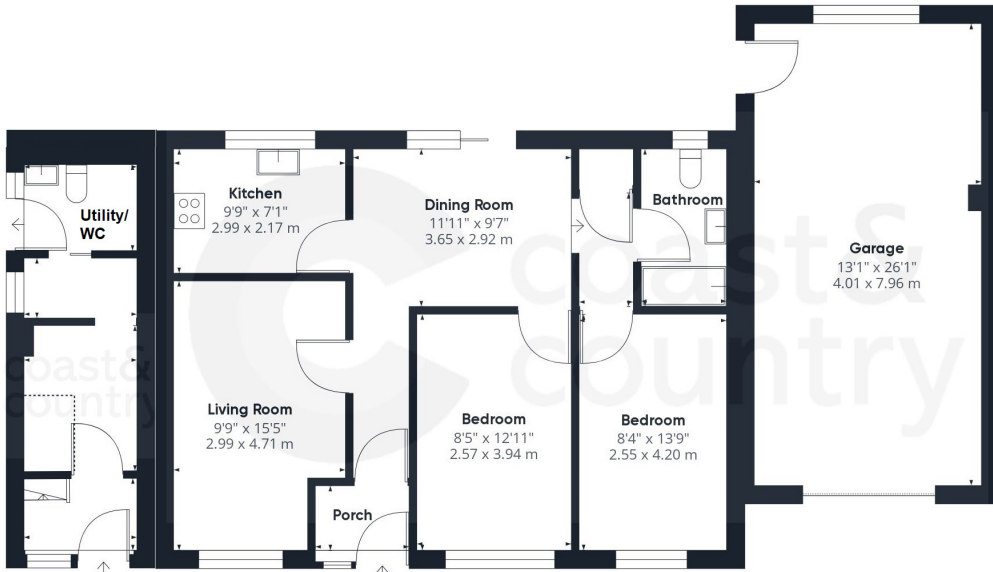
window. The lounge has a large window enjoying pleasant views over the village towards Dartmoor in the distance. The kitchen/dining room has windows to rear and the kitchen has a range of base units with work surfaces, matching splashback, inset single drainer sink unit, space for appliances and laminate flooring. There is also an inner hallway with storage cupboard. There are five bedrooms, the master with a built-in cupboard, and, completing the picture, is a shower room with tiled shower cubicle, low level WC, pedestal wash basin and window.

Outside: The rear garden is of a generous size, predominantly laid to lawn with timber shed.

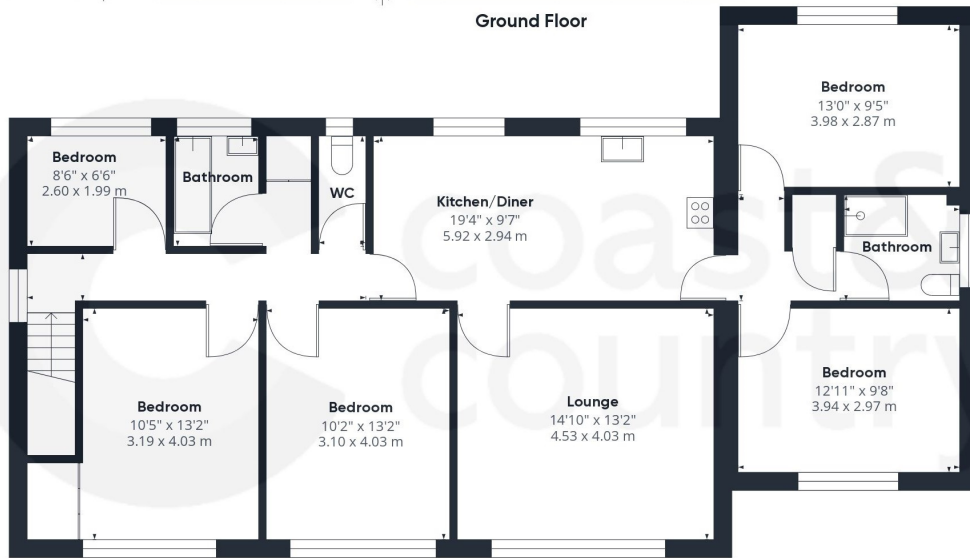
Parking: Outside to the front there is a large tarmac parking area providing ample off-road parking and a large single garage with metal up and over door and courtesy door to garden.

Directions: From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Take the second left into Cook Drive. Turn right and then right again into Lang Way. Turn left and the property can be found just on the left hand side.





Ground Floor



Floor 1

Approximate total area

2358.8 ft²
219.14 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently both band B

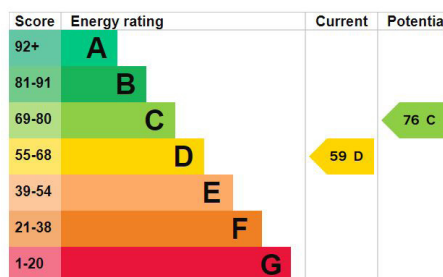
Tenure: The entire property is held on one freehold title.

Mains water. Mains drainage. Mains gas. Mains electricity. (All separate for each apartment).

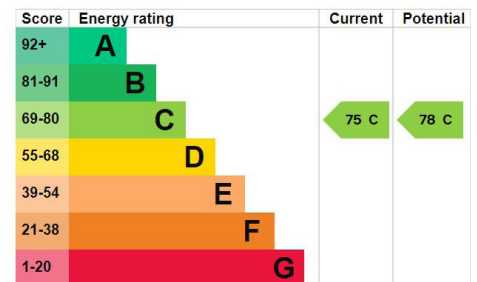
The ground floor apartment is currently tenanted but will shortly be vacant.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:



Energy Performance Certificate:



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.